



May 19th, 2026

RE: Edgebrook Golf Course Water Sourcing – Discussion of Rebid Results

Dear Mayor and City Council:

On May 4th, 2026 a bid opening was held for the Rebid of Edgebrook Golf Course Water Sourcing Project. The goal of this project is to provide supplementary water to the irrigation ponds located near the southeast corner of the golf course. The project was requested by the City to supplement aquifer water levels in the current irrigation ponds. Throughout the years, the water levels have fluctuated significantly within the aquifer and have led to times where minimal to no irrigation water is available for the golf course. The original bid in November of 2025 was considerably higher than allotted funds for this project. Because of this, the original bid was rejected and the scope of the project was reduced to better fit within construction budgets.

When the rebids for the project were opened, it was noted that construction costs were higher than anticipated but after talking with City staff, are within budgetary allotments. Banner Associates has assessed the bid results and determined that three (3) main bid items represent the majority of the overages compared to the engineer's estimate. Below is a summary of the bid results as well as discussion pertaining to bid items that were higher than expected.

ReBids

- Anticipated Construction Costs (Base Bid and Alternate #1): \$1,478,600.00
- Low Bid Amount: \$1,842,902.74 (Prunty Construction)
- Difference in Cost: \$364,302.74

- Anticipated Construction Costs (Base Bid and Alternate #2): \$1,458,440.00
- Low Bid Amount: \$1,804,766.08 (LL & Sons Excavating)
- Difference in Cost: \$346,326.08

- Please note that Bid Alternate #3 was to install a fiber optic line from Edgebrook to BMU for future use if additional communication was needed. Construction costs ranged from \$19,605.00 to \$94,496.10. Discussion with City staff noted that this bid alternate is not needed for this project at this time and there are means for this communication to occur without the fiber line in the future if needed.

Discussion of Bid Results

- Mobilization
- From the original discussions with contractors after the original bid, it was noted that contractors felt the original timeline with winter work in 2025/2026 was very confining and required additional considerations for winter work which led to higher mobilization costs.
 - The rebid opened the construction window to be from June to November of 2026, allowing for more constructable weather days.
 - Additionally, the project simplified the project by allowing minimal bury depth watermain installation along with removing a booster pump vault at BMU. The goal of these changes was to simplify the project and make constructability easier for typical utility installation contractors in the area.
 - Typically, mobilization costs are anticipated to be between 8%-10% of the total construction costs. For this rebid project it was noted that these mobilization costs were significantly higher and ranged from 15% to 27%. Mobilization costs for this project ranged from \$270,611.44 to \$500,000.
 - It was noted that mobilization costs for the rebid were similar in costs to the original bid even though the scope of the project was greatly reduced and simplified for constructability. Original bid costs for mobilization ranged from \$240,688.88 to \$484,650.00 (10% to 20% of total construction costs)
- Dewatering
- After the original bid of this project, a discussion was had with a dewatering contractor on ways to reduce costs as they were significantly higher than anticipated in the original bid. The dewatering contractor provided their estimates in the pond areas and watermain paths. Using those recommendations, the watermain was raised to be above the anticipated ground water levels and the amount of pond to be reconstructed was greatly reduced. Additionally, by reducing the amount of reconstructed pond, dewatering efforts could direct pumped water to the other non-reconstructed ponds in Edgebrook to minimize pumping lengths for the contractor.
 - Dewatering was anticipated to be approximately \$100,000 but bids came in from \$100,000 to \$183,000.
 - The original bid contained costs for pond and trench dewatering that ranged from \$250,000 to \$588,000.
- Helical Pipe Supports
- After the original bid of this project in November of 2026, Solventum contacted Banner Associates and the City of Brookings and indicated that the proposed watermain pipe through their property will need to be raised to minimize the disturbance of soil to the greatest extents possible. As part of the rebid, the watermain elevations were adjusted to minimize disturbance on Solventum property and the watermain profile was provided concurrence from Solventum. The watermain pipe was raised so portions of the watermain have only 6 inches of soil cover in most areas.
 - As part of the project, the proposed watermain requires a crossing of a drainage channel on Solventum property. Solventum indicated that a watermain cannot be dug into the ground and must be elevated to minimize soil disturbance as well as provide a drainage path for stormwater.
 - To provide watermain pipe support for the above ground pipe, helical piles were recommended by Banner Associates to be installed along the approximately 200' span of drainage channel (installed every 10'). These piles are able to be screwed into the ground and do not require concrete to be cured. This minimizes the potential disturbances in the drainage area and allows the pipe through the area to be installed more quickly.
 - It was noted that helical pipe support costs were highly variable in the bids ranging from \$2,000 to \$10,000 per helical support. Engineering's estimates assumed \$3,500 per support. The engineer's estimate was projected from past projects with similar requirements.



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- Sensitivity Analysis of Mobilization, Dewatering, and Helical Pipe Support costs
- A sensitivity analysis was conducted on the bid items for Mobilization, Dewatering, and Helical piles. The goal of this sensitivity analysis is to demonstrate that these three factors significantly affected the bid results and that the remaining engineering estimates were within typical variation.
 - The sensitivity analysis inputted the engineer's estimate unit cost for these three (3) bid items into the contractor's bids.
 - After input, construction costs for the base bid and alternate #2 ranged from \$1,473,849.45 to \$1,795,465.80. This aligns with the engineer's original estimate of \$1,458,440 and demonstrates the high variability of these three (3) bid items greatly affected the final construction cost of the project.
- Potential Construction Cost Savings
- Though construction costs came in higher than anticipated, there is budgetary capacity for construction activities.
 - In addition to having budgetary capacity there are construction items within the plans that can be removed or reduced from the project for additional savings.
 - Some of these items include, not importing additional topsoil and utilizing what is present on site, no repairs to the pedestrian path as the project should have limited impacts, minimizing encasement pipe of crossings of I29 and railroad. In total, there is potential for approximately \$90,000 in construction savings by not implementing or reducing these items as they are discretionary bid items and will likely not be needed during construction.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Kraft", with a stylized flourish extending from the end.

Paul M. Kraft, PE
Project Manager
Banner Associates, Inc.